



20 Devon Drive, Biggleswade, Bedfordshire. SG18 0FJ

| Satchells



4 Bedroom Semi-Detached House Offers Over £465,000 Freehold

This four-bedroom home has been beautifully extended to create an open plan kitchen/family room with island. Further benefits include two en-suite shower rooms, built in wardrobes, south facing rear garden and single garage.

- Four bedroom home
- Popular family location
- Beautifully extended
- Two en-suite shower rooms
- Single garage
- Open plan family room
- Built in wardrobes
- Modern kitchen with island
- Service Charge £450pa paid quarterly
- EPC rating B. Council tax band E

Ground Floor

Entrance Hallway:

Entry via double glazed front door. Stairs rise to the first-floor landing. Wood effect flooring. Ceiling light. Radiator. Doors to all rooms.

Cloakroom:

A modern two-piece suite comprising a low level WC and wash hand basin. Splashback tiles. Wood effect flooring. Ceiling light. Radiator.

Living Room:

Abt. 17' 6" into bay x 10' 8" (5.33m x 3.25m) A generous living room with double glazed bay window overlooking the front aspect. Carpeted. Ceiling light. Radiator.

Kitchen/Dining Room:

Abt. 16' 2" x 12' 2" max (4.93m x 3.71m) A contemporary kitchen comprising a range of matching wall and base units with complimenting work surface and matching island with seating. Electric oven and four ring hob with extractor hood above. Ceramic sink and drainer with stainless steel mixer tap. Splashback tiles. Integrated fridge/freezer, washing machine and dishwasher. A double glazed bay window to the side aspect is fitted with a beautiful bespoke window seat providing ample seating for a round dining table. Wood effect flooring. Spotlights. Radiator. Two archways open into the:

Family Area:

Abt. 14' 3" x 9' 2" (4.34m x 2.79m) Beautifully extended by the current owners, the open plan family area provides an additional lounge, ideal for family life. With patio doors opening into the rear garden, a stunning lantern and dual double glazed windows to side aspect, bringing in lots of natural light. Spotlights. Radiator. Wood effect flooring.

First Floor

First Floor Landing:

Doors to all rooms. Stairs rise to second floor landing. Carpeted. Ceiling light. Radiator. Generous storage cupboard.

Bedroom Two:

Abt. 12' 6" x 10' 9" max (3.81m x 3.28m) A large double bedroom with double built in wardrobes. Double glazed window to front aspect. Carpeted. Ceiling light. Radiator. Door to en-suite.

Bedroom Three:

Abt. 12' 2" max x 11' 1" (3.71m x 3.38m) A further double bedroom with double glazed window to rear aspect. Carpeted. Radiator. Ceiling light.

Bedroom Four:

Abt. 9' 2" x 9' 1" max (2.79m x 2.77m) A generous single bedroom or small double with double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

Bathroom:

A modern three piece suite comprising a low level WC, wash hand basin and panelled bath with hand held shower. Part tiled walls. Tiled flooring. Chrome heated towel rail. Spotlights. Extractor fan. Double glazed window to rear aspect.

Second Floor

Second Floor Landing:

The landing provides a small space which could be used for a home office or dressing area. Velux window to rear aspect. Ceiling light. Carpeted. Door to:

Bedroom One:

Abt. 20' 1" x 11' 6" max (6.12m x 3.51m) A spacious double bedroom, currently with a Super King bed, with double glazed dormer window to front aspect and Velux window to rear aspect. Two built in wardrobes. Carpeted. Ceiling light. Radiator. Door to:

En-Suite:

A modern three piece suite comprising a low level WC, wash hand basin and single shower cubicle. Part tiled walls and tiled flooring. Spotlights. Extractor fan. Heated towel rail. Velux window to front aspect.

Outside

Rear Garden:

A generous south facing wrap around rear garden, laid to lawn with a large decked

seating area which provides an ideal space for entertaining. Summer house to remain. Side door into garage. Gate to side of property.

Garage and Driveway:

There is a single garage to the rear of the property with parking in front for one car. A great space for storage or to convert into a home office or gym. Door into garden.

The Local Area:

This lovely property is located on the popular Maythorns development which is within strolling distance to 'Edward Peake' School and 'The Kings Reach' pub.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across open countryside.

Biggleswade town centre is located just over a mile away with a wide range of public houses, restaurants and shops. The train station provides direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Biggleswade also offers doctors, dentists, leisure centre and a large retail park with high street stores such as Next, Marks & Spencer, Boots and Homebase. There is also easy access to major trunk roads such as the A1 and M1, ideal for commuters.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

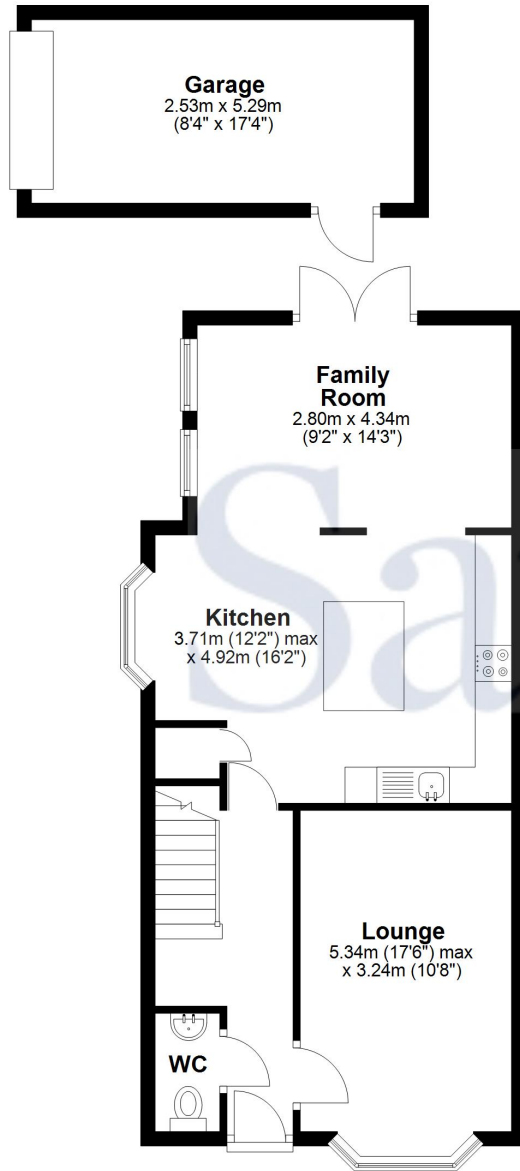




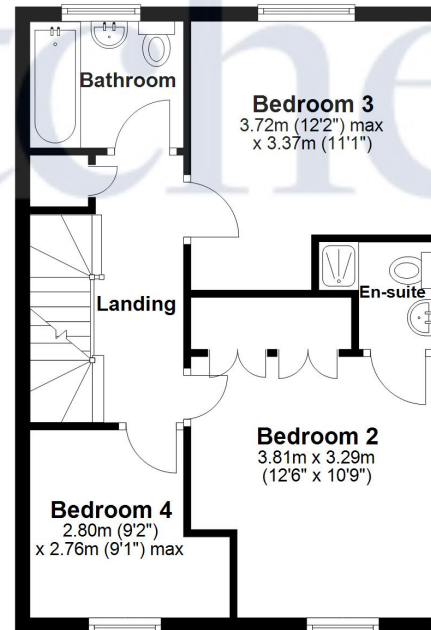
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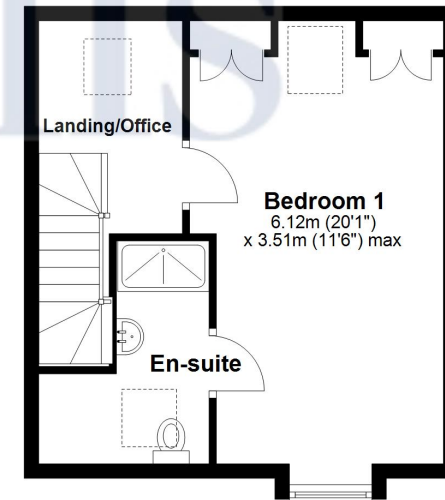
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.